



PLANNING BOARD
TOWN OF FREMONT NEW HAMPSHIRE

PUBLIC NOTICE

In accordance with NH RSA 675:6 and 675:7, you are hereby notified that the Fremont Planning Board held a Public Hearing on Wednesday October 22, 2008 at 7:30 p.m. in the downstairs Land Use Meeting Room of the Fremont Town Hall and voted to amend the Fremont Excavation Regulations and Subdivision Regulations to require that all plans submitted be drawn by a NH Licensed Land Surveyor and to amend the Fremont Site Plan Review to require that all plans submitted be drawn by a NH Licensed Land Surveyor and to add parking requirements.

The full text of the Regulation Amendments proposed:

SUBDIVISION REGULATION AMENDMENTS

Article III Section 2-B: delete "registered Professional Engineer and/or" in sentence #1; and delete "The requirement for a Professional Engineer shall apply to" in sentence #2; and add to the end of the sentence "*shall be signed and stamped by a NH Registered Professional Engineer*". The section would then read "**Subdivision plans shall be prepared, stamped, and signed by a Licensed Land Surveyor licensed in New Hampshire. All plans showing roadways, utilities, bridges and culverts, plus drainage and other construction plans shall be signed and stamped by a NH Licensed Professional Engineer**". In specific cases, the Board may waive the requirement for a Professional Engineer in accordance with Article IX Section 3, Waivers.

EXCAVATION REGULATION AMENDMENTS

Article 4 Section 4-2: replace "or" with "*and in some cases as determined by the Board, stamped by a*" so the sentence would read "**All plans are required to be drawn by a Licensed Land Surveyor licensed in New Hampshire, and in some cases as determined by the Board, stamped by a Professional Engineer.**"

SITE PLAN REVIEW REGULATION AMENDMENTS

Chapter 1 Article 13-E : replace "or" with "*and in some cases stamped by a*" so the sentence would read "**All plans are required to be drawn by a Licensed Land Surveyor licensed in New Hampshire, and in some cases as determined by the Board, stamped by a NH Licensed Professional Engineer.**"

Parking:

1.15-1 OFF-STREET PARKING

- A. In all districts, in connection with every manufacturing business, institutional, recreational, residential or any other use, there shall be provided, at the time any new building or structure is erected, off-street parking spaces for automobiles in accordance with the requirements set forth herein.
- B. Any change of use of a premise, or expansion of building size, to non-residential use and/or multi-family use, or to another substantially different non-residential use, or any expansion of the number of such multi-family or non-residential uses, shall provide off-street parking as required herein.
- C. Except that the Planning Board may grant reductions in required off-street parking spaces in conjunction with its site plan review if the applicant submits proposals for shared parking spaces or increases parking lot screening. The intent of this provision is to grant discretionary review authority to the Planning Board in order to promote the conservation of open space lands and increase parking lot buffers without increasing the use of on-street parking.
1. Size and Access: Each off-street parking space shall be rectangular, nine feet by nineteen feet exclusive of access drives or aisles, and shall be of usable shape and condition.
 2. Number of Parking Spaces Required: The number of off-street parking spaces, to the extent of floor area devoted to each specific use, shall be as set forth in the Off-Street Parking Schedule 5.6.4.
 3. Off-Street Parking: Off-street parking areas shall be screened from adjoining residential properties in accordance with Article 5.9.1 General Landscaping Regulations – Unenclosed Uses.
- D. Off-Street Parking Schedule:

USE	REQUIRED PARKING SPACES
Boarding and Rooming Houses	1 for each sleeping room
Churches	1 for each 3.5 permanent seats
Community Buildings and Social Halls	1 for each 200 square feet of floor area
Dwelling Units	2 for each dwelling unit plus one (1) additional space for guest parking for each two (2) multi-family dwelling units.
Elderly Housing	1 for each dwelling unit
Healthcare District	2.8 spaces per bed for hospital. 4 spaces for each

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Full Text

1,000 sq. ft of out patient facilities (excluding storage, utility and maintenance areas). 5 spaces per 1,000 sq. ft of gross floor area for medical offices (excluding storage, maintenance and utility areas) 0.8 spaces for each nursing home bed. 3 spaces for each 2 living units for elderly housing with available healthcare facilities or services.

Home Occupations	1 for each 200 square feet, or part of floor space used for home occupation
Manufacturing Plants, Research or Testing Laboratories	1 for each employee in the maximum working shift
Motels, Hotels	3 for each 2 units
Office	1 space for each 250 square feet of floor space
Professional/Tech Park	3 for each 1,000 sq. ft. of gross floor area
Restaurants, Bars and Night Clubs	1 for each three seats
Retail Stores, Store Groups, Shops, other than offices, etc.	1 space for each 200 square feet of floor space
Schools - Elementary and Junior High	1 for each 15 classroom seats
Schools - Senior High	1 for each 5 classroom seats
Schools - Private Dormitories	1 for each 4 beds
Theater	1 for each 3.5 seats
Wholesale Establishments or Warehouses	1 for each employee in the maximum shift; the total parking area shall not be less than 25 percent of the building floor area

- E. Off-Street Loading: In any district, in connection with every building, or building group or part thereof thereafter erected and having a gross floor area of over 4,000 square feet or more, which is to be occupied by manufacturing, or commercial uses or other uses similarly requiring the receipt or distribution by vehicles of material or merchandise, there shall be provided and maintained, on the same lot with such building, off-street loading berths or unloading berths. The required number of loading/unloading berths shall be determined in accordance with the applicable terms of the 'Site Plan Review Regulations'.

Fremont Planning Board:

Roger Barham, Chairman

John Karcz, Co-chairman

Gene Cordes, Selectman

John Downing

Leon Holmes, Jr.

Salvatore Angelone

Posted: October 28, 2008 at the Fremont Town Hall, Library, Safety complex, and Post office and on file in the offices of the Fremont Selectmen, Planning/Zoning and Town Clerk for viewing during regular business hours.

